

# 'One of the great unsung interiors of the Greek Revival in England'



## Fillongley

West Midlands

5 miles from Meriden, the centre of England. Train: Coventry to London (Euston) approx 1¼ hours (All mileages and times are approximate)

Grade II listed Georgian Hall with exceptional entrance hall, library, drawing room, dining room, study, kitchen and domestic offices. Studio, 10 bedrooms, 8 bathrooms and 2 bedroom staff annexe.

**Excess of £5,000,000 (Freehold)**

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**SITUATION**

From the lane, electronic gates adjacent to the stone entrance lodge open onto the main drive to the Hall. The drive winds through an arboretum, including a wide variety of specimen trees and shrubs, such as yew, oak, beech, ornamental holly, rhododendrons, beneath which is a carpet of spring wildflowers. From the drive there are glimpses, through the trees, of the northern aspect of the Hall, before passing under the bough of an impressive fern leaf beech and arriving at the front of the formal entrance of the house (the northern elevation).

The Hall is a handsome stone and brick built country house, originally dating from the mid 17th century. Perhaps the most impressive feature of Fillongley Hall is the quality of its rooms, particularly the entrance hall, the library and the series of south facing rooms; the drawing room, ante room and dining room. Grand proportions, ornate plasterwork and tall ceilings provide superb space for formal entertaining as well as comfortable family living. All the principal rooms boast an impressive amount of light provided by French windows and cupolas in the hall and over the stairs. In recent years a thorough and sympathetic internal refurbishment has taken place. As a result, the principal reception rooms and bedrooms are presented in very good condition.

**DESCRIPTION**

Fillongley Hall, in Warwickshire, is a superb neo-classical house designed by George Woolcott for the Rev. Bowyer Adderley, uncle of the 1st Lord Norton, in 1824-25. The house was essentially built in two stages beginning with the south front in 1824-25. This was followed fifteen years later with the extension of the monumental entrance front, hall and library, which were built in 1840-41 by J. L. Akroyd of Coventry. He also added, a short projecting wing on the west. Throughout its history, Fillongley has managed to keep its feeling of privacy and seclusion, whilst also having the present benefit of easy access to all major facilities in the Midlands.

The house has retained all its original features and the part built by Woolcott in 1824-25 can still be clearly recognised on the south side: a long, low structure of seven bays with a 'Veranda covered with Copper' - as mentioned in the estimate of works. The three ground-floor rooms on the south front are also as Woolcott left them: an ante-room in the centre, whose curved end walls are set with niches, flanked by a drawing room on the east, and dining room on the west.

The north front boasts a hugely impressive recessed portico or loggia in the centre which, framed by two giant Ionic columns, is like the vestibule of a Classical temple and reminiscent of early Greek revival houses. Its architecture is continued in the sky lit hall beyond, which raises the whole height of the house, with four columns in the richest rosso antico scagliola of exactly the same scale. Indeed, the interior has been described as 'One of the great unsung interiors of the Greek revival in England' and one that depicts the cultivated tastes of a late grand tourist, carrying the traditions of the Regency into the early years of Queen Victoria.

Forming the immediate setting of the main house are rich woodland gardens resulting in a wonderfully mature setting and vivid year round colours.

**ACCOMMODATION**

An impressive, full height loggia, flanked by ionic columns leads to a formal entrance, below a stone pediment. Partly glazed double doors open into the entrance Hall, a superb double height reception hall with flagstone floors, 2 pairs of distinctive ionic columns, open fireplace with solid fuel stove and large glass cupola providing natural light throughout the centre of the house.

The entrance hall has a cloakroom and thunderbox WC off it. The hall provides direct access to all of the principal reception rooms through fine carved wooden doors and doorways, including carved pediments/over mantles. It also leads to the main staircase to the first floor.

**Library**

A superb room incorporating a large curved, windowed bay at its eastern end, with three large wooden bookcases flanking the walls. Three pairs of scagliola pillars in sienna yellow, an open fireplace with ornately carved marble surround and mantle and small walk-in storeroom. A hidden bookcase door provides a second entrance to the drawing room.

**Drawing Room**

A well proportioned room with an open fireplace, marble hearth, carved surround and mantle and ornate cornicing. 3 symmetrical pairs of French windows open to the southern terrace and formal gardens. Full height double doors provide a secondary entrance to the ante room:

**Ante Room**

A wonderfully symmetrical, oval room with full height double doors from the hall, French windows to the southern terrace and 4 inset display alcoves. Double doors on the eastern and western walls open into the drawing room and dining room respectively, to form a large space for entertaining.

**Dining Room**

Of similar dimensions to the drawing room, the dining room has a wood strip floor, 3 symmetrical pairs of French doors to the southern terrace, an open fireplace with carved marble mantle place and surround and direct access to the back hall and kitchen.

From the hall, doors lead to the back hall with storerooms, original call bells, secondary staircase to the first floor, off which are the domestic offices, including:

**Kitchen**

A large open, family kitchen and breakfast room with walk-in larder, stone floor, oil fired Aga and Viking range. There is a large open brick fireplace with cast iron ovens and extensive built-in cupboards. Handmade oak units and granite worktops have been installed, including floor and wall cupboards and a central island with built in sink, dishwasher and large fridge freezer. A further sinks, a double Belfast, is situated under the window.

From the kitchen, a door leads onto the Play Room (formerly the butler's pantry) with many large fitted cupboards, a fireplace and separate access to the back hall.

Also from the kitchen a door opens to the Scullery with a large Belfast sink, plumbing for a washing machine and tumble dryer, separate cloakroom and onto the Pantry, Game Larder and access into the west wing Annexe.

The back hall also has an external door to the yard to the west of the house, 3 further rooms; the Work Room with a water supply, Flower Room with fitted cupboards and the Study with an ornately carved Adam style fire surround and French doors to the southern terrace.

**First Floor**

From the hall a cantilevered, oak staircase with ornately carved banisters and cupola above, rises to the first floor, and leads to an impressive, partly galleried landing with two pairs of scagliola, sienna yellow, Doric columns, a store cupboard and the principal bedroom accommodation.

East wing bedroom suite comprising the School Room with open fireplace and carved marble surround, en suite bathroom with bath, basin and WC, door into the East Room with walk-in hanging cupboard, open fireplace and door leading to a small room with built in cupboard, from which there are independent stairs to the main staircase.

Chintz Room a large well-proportioned bedroom with open fireplace and carved marble surround with en suite bathroom including bath, basin and WC.

Canopy Room with open fireplace and carved marble surround and en suite bathroom with bath, basin and WC.

The master bedroom suite comprises the Green Room and an adjacent dressing room and en suite bathroom with bath, basin and WC.

From the green room the door leads to 2 further rooms that could easily be linked into the master suite including South Room and separate bathroom with bath and basin.

From the gallery the door opens to a rear corridor with linen, storage and housemaid's cupboards and landing to the secondary staircase.

The landing leads to the Studio with partly glazed ceiling and built in cupboards, and the North Room, with an open fireplace.

Also accessed off the rear corridor is the west wing, which includes further guest accommodation including Bedroom 8, Bedroom 9, a bathroom with bath, basin and WC, Bedroom 10, 2 further bathrooms and a separate WC.

**Basement**

A door from the back hall/rear corridor and stairs lead down to the basement floor which comprises a number of cellar rooms used for various purposes including the boiler, housing wine stores with traditional brick and stone wine bins and vaulted ceilings etc. (5 separate rooms)

**The Annexe**

Forming part of the west wing of Fillongley Hall, but with independent access is an annexe suitable for staff or further guest accommodation, including a kitchen and living room on the ground floor and 2 bedrooms and a bathroom on the first floor.

**Outbuildings**

The main drive continues past the house and through an archway into a partly enclosed yard with cobbles, grassed areas and stone walkways. The outbuildings forming the yard include traditional single and double storey brick buildings, currently providing garaging and storage, although with potential for a number of alternative uses including stabling and further accommodation (subject to planning and listed building consent).

There is also a back drive from the public lane, leading past numbers 1 and 2 Woodland Cottages, directly into the yard providing an independent route of access.

Close to Nos 1 & 2 Woodland Cottages and adjoining the back drive is a detached brick and tile store with potential for conversion, subject to planning.

**Gardens and Grounds**

The formal garden at Fillongley Hall slopes down from a covered terrace on the southern aspect providing views from the principal reception rooms and bedrooms. Wide terraced lawns are interspersed by specimen trees, including a prominent cedar and ornamental shrubs. Beyond, the lawns continue down to attractive traditional parkland to the south and east of the house with beech, oak and lime trees.

The maturity of the site is highlighted by the superb pleasure grounds to the north, west and south of the house where an arboretum of exceptional trees have been established with enormous variety including yew, copper beech, birch, oak, ornamental conifers, chestnuts, home oaks, as well as flowering shrubs including holly, rhododendrons, azaleas and springs flowers such as wild daffodils and bluebells.

To the west of the house and beyond the yard is a former walled kitchen garden, which although disused for some time offers considerable scope for re-instating to its original use or for other purposes.

**Estate Cottages**

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**Fillongley Lodge**

A Grade II listed lodge guarding the entrance to the main drive. The lodge is built of stone and brick with prominent Doric portico including classical columns. Inside, the lodge has a sitting room, dining room, kitchen, pantry, 2 bedrooms and a bathroom. It also has a small garden and parking area.

**Bede Cottage**

An historic property dating from the early 17th Century and also grade II listed, Bede Cottage is approached from the back drive, past 1 and 2 Woodland Cottages (although if possible, a separate spur to the back drive could provide greater independence and privacy). George Elliott stayed there and it is alleged that her visit provided the inspiration for her novel Adam Bede.

Bede Cottage is a brick built house with exposed timber beams under a tile roof. Its accommodation includes a hall, sitting room, kitchen, bathroom and WC on the ground floor and 3 bedrooms on the first floor.

Integral to Bede Cottage but forming a separate house is Bede End, which although currently unoccupied has a kitchen, reception room and store on the ground floor with 2 bedrooms and an attic room on the first floor.

Outside and on 3 sides of the house there are immaculate gardens contained by hedges and mature trees. There are also outbuildings including garaging and stores.

**Nos 1 and 2 Woodland Cottages**

A pair of semi-detached period cottages also accessed off the back drive. Each cottage has an entrance hall, 2 reception rooms, kitchen with glazed porch on the ground floor and 3 bedrooms and a bathroom on the first floor. The cottages have been well maintained and are presented in excellent order, including well kept gardens to the front and rear. Each has use of a garage either adjacent or conveniently close by.

**The Estate**

Fillongley Hall is surrounded by the estate, which provides privacy and additional estate income from farming revenue as well as offering sporting potential.

In addition to the parkland below the house there is a substantial farm surrounding it. The land has been used for livestock rearing (beef cattle, sheep and dairy) as well as cereal based arable rotations. A temporary airstrip has also been created for private use, conveniently close to the Hall.

The former MAFF Land Classification Plans indicate that the land is grade 2 and 3, whilst the soil survey of England/Wales suggest that the prevalent soil type is Whimple 2; well suited to winter cereals and livestock productions.

**Farm buildings**

There is a range of farm buildings with an extensive concrete apron at Stonehouse Farm, due west of Fillongley Hall and immediately adjacent to Broad Lane, which comprises the following:

1. Silage clamp with concrete floor and sleeper walls.
2. Modern livestock building with 5 bays, steel portal frame with part concrete block walls, part Yorkshire boarding under corrugated asbestos roof.

**3. Timber and corrugated general store.**

Some of the buildings may have potential for alternative uses, subject to planning.

**Fillongley Cricket Pitch**

The estate owns a cricket pitch, situated between Fillongley Hall and the village. It has been leased for some time to the Fillongley Village Cricket Club. The club have built a pavilion on the pitch and keep the grounds in excellent condition.

**DIRECTIONS**

From the M40 -

From the M40 take the first exit after Junction 15, which will lead onto the M42. Take M42 north (sign posted for Birmingham and the NEC). Exit at junction 6 of the M42 (signed for NEC and the airport). Take the A45 for Coventry. From the A45 take the first left signed B4102 (Fillongley 4 miles). Drive for 4 miles until reaching a T-junction and turn left (signed for B4098 Tamworth). After 0.3 of a mile take the first left "Blackhall Lane". There will be a large sign for the "The Cottage Inn" at the bottom of Blackhall Lane. The Lodge gates to Fillongley Hall are just after the crossroads sign and directly opposite Mill Lane (approx. 0.5 miles from the bottom of Blackhall Lane)

From the M1/M6 -

Leave at junction 1 of the M6 and then take the A446 (A452) in the direction of Leamington/Warwick. Keep driving until reaching the Stonebridge roundabout and take the A45 for Coventry. From the A45 take the first left sign posted for B4102 (Fillongley 4 miles) and follow the directions as above.

**GENERAL INFORMATION**

**SERVICES** All residential properties have mains electricity, mains water and private drainage systems.

**LOCAL AUTHORITY** Nuneaton And Bedworth District Council. Tel: 02476 376 376

**VIEWING**

Strictly by appointment with Savills.

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